

007.A

Map

0005

Block

0081.1

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised: 413,100 /

USE VALUE: 413,100 /

ASSESSed: 413,100 /

Total Card /

Total Parcel

413,100

413,100

413,100

PROPERTY LOCATION

|    |        |                       |
|----|--------|-----------------------|
| No | Alt No | Direction/Street/City |
| 81 |        | LAKE ST, ARLINGTON    |

OWNERSHIP

|           |                              |
|-----------|------------------------------|
| Owner 1:  | SINGH ARVIND & SMELKOVA ANNA |
| Owner 2:  |                              |
| Owner 3:  |                              |
| Street 1: | 99 GEORGE STREET             |
| Street 2: |                              |
| Twn/City: | ARLINGTON                    |
| St/Prov:  | MA                           |
| Postal:   | 02474                        |

PREVIOUS OWNER

|           |                      |
|-----------|----------------------|
| Owner 1:  | FERRAGUTO PHILIP J - |
| Owner 2:  | -                    |
| Street 1: | 79-81 LAKE STREET    |
| Twn/City: | ARLINGTON            |
| St/Prov:  | MA                   |
| Postal:   | 02474                |

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1925, having primarily Wood Shingle Exterior and 710 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 4 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

|      |            |        |          |
|------|------------|--------|----------|
| Code | Descrip/No | Amount | Com. Int |
|      |            |        |          |
|      |            |        |          |
|      |            |        |          |
|      |            |        |          |

PROPERTY FACTORS

|            |      |             |     |         |      |             |
|------------|------|-------------|-----|---------|------|-------------|
| Item       | Code | Description | %   | Item    | Code | Description |
| Z          | R2   | TWO FAMIL   | 100 | water   |      |             |
| o          |      |             |     | Sewer   |      |             |
| n          |      |             |     | Electri |      |             |
| Census:    |      |             |     | Exmpt   |      |             |
| Flood Haz: |      |             |     |         |      |             |
| D          |      |             |     | Topo    | 1    | Level       |
| s          |      |             |     | Street  |      |             |
| t          |      |             |     | Gas:    |      |             |

LAND SECTION (First 7 lines only)

|          |             |          |             |                    |           |           |           |            |            |      |       |            |           |         |     |        |   |        |   |                 |           |   |           |        |      |           |       |
|----------|-------------|----------|-------------|--------------------|-----------|-----------|-----------|------------|------------|------|-------|------------|-----------|---------|-----|--------|---|--------|---|-----------------|-----------|---|-----------|--------|------|-----------|-------|
| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj  | Neigh | Neigh Infl | Neigh Mod | Infl 1  | %   | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
| 102      | Condo       |          | 0           |                    | Sq. Ft.   | Site      |           | 0          | 0.         | 0.00 | 7713  |            |           | Med. Tr | -10 |        |   |        |   |                 |           |   | G7        | 1.     |      |           |       |

IN PROCESS APPRAISAL SUMMARY

|              |                 |                                |            |            |             |
|--------------|-----------------|--------------------------------|------------|------------|-------------|
| Use Code     | Land Size       | Building Value                 | Yard Items | Land Value | Total Value |
| 102          | 0.000           | 413,100                        |            |            | 413,100     |
|              |                 |                                |            |            |             |
|              |                 |                                |            |            |             |
|              |                 |                                |            |            |             |
| Total Card   | 0.000           | 413,100                        |            |            | 413,100     |
| Total Parcel | 0.000           | 413,100                        |            |            | 413,100     |
| Source:      | Market Adj Cost | Total Value per SQ unit /Card: | 581.83     | /Parcel:   | 581.8       |

PREVIOUS ASSESSMENT

|        |     |     |            |           |           |            |             |               |               |            |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|---------------|------------|
| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes         | Date       |
| 2020   | 102 | FV  | 407,400    | 0         | .         |            | 407,400     | 407,400       | Year End Roll | 12/18/2019 |
| 2019   | 102 | FV  | 413,300    | 0         | .         |            | 413,300     | 413,300       | Year End Roll | 1/3/2019   |
| 2018   | 102 | FV  | 367,800    | 0         | .         |            | 367,800     | 367,800       | Year End Roll | 12/20/2017 |
| 2017   | 102 | FV  | 337,100    | 0         | .         |            | 337,100     | 337,100       | Year End Roll | 1/3/2017   |
| 2016   | 102 | FV  | 337,100    | 0         | .         |            | 337,100     | 337,100       | Year End      | 1/4/2016   |
| 2015   | 102 | FV  | 307,900    | 0         | .         |            | 307,900     | 307,900       | Year End Roll | 12/11/2014 |
| 2014   | 102 | FV  | 294,700    | 0         | .         |            | 294,700     | 294,700       | Year End Roll | 12/16/2013 |
| 2013   | 102 | FV  | 294,700    | 0         | .         |            | 294,700     | 294,700       |               | 12/13/2012 |

SALES INFORMATION

|                 |           |      |           |           |            |    |     |       |       |
|-----------------|-----------|------|-----------|-----------|------------|----|-----|-------|-------|
| Grantor         | Legal Ref | Type | Date      | Sale Code | Sale Price | V  | Tst | Verif | Notes |
| FERRAGUTO PHILI | 44890-64  |      | 3/29/2005 |           | 314,000    | No | No  |       |       |
|                 |           |      |           |           |            |    |     |       |       |
|                 |           |      |           |           |            |    |     |       |       |
|                 |           |      |           |           |            |    |     |       |       |
|                 |           |      |           |           |            |    |     |       |       |
|                 |           |      |           |           |            |    |     |       |       |
|                 |           |      |           |           |            |    |     |       |       |
|                 |           |      |           |           |            |    |     |       |       |
|                 |           |      |           |           |            |    |     |       |       |

TAX DISTRICT

PAT ACCT.

BUILDING PERMITS

|      |        |         |        |     |            |          |            |         |
|------|--------|---------|--------|-----|------------|----------|------------|---------|
| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|      |        |         |        |     |            |          |            |         |
|      |        |         |        |     |            |          |            |         |
|      |        |         |        |     |            |          |            |         |
|      |        |         |        |     |            |          |            |         |
|      |        |         |        |     |            |          |            |         |
|      |        |         |        |     |            |          |            |         |
|      |        |         |        |     |            |          |            |         |
|      |        |         |        |     |            |          |            |         |
|      |        |         |        |     |            |          |            |         |

ACTIVITY INFORMATION

|          |              |     |             |
|----------|--------------|-----|-------------|
| Date     | Result       | By  | Name        |
| 6/7/2018 | Measured     | DGM | D Mann      |
| 3/2/2006 | External Ins | BR  | B Rossignol |
|          |              |     |             |
|          |              |     |             |
|          |              |     |             |
|          |              |     |             |
|          |              |     |             |
|          |              |     |             |
|          |              |     |             |

Sign:

VERIFICATION OF VISIT NOT DATA

\_\_/\_\_/\_\_

USER DEFINED

|                |      |
|----------------|------|
| Prior Id # 1:  | 6576 |
| Prior Id # 2:  |      |
| Prior Id # 3:  |      |
| Prior Id # 1:  |      |
| Prior Id # 2:  |      |
| Prior Id # 3:  |      |
| Prior Id # 1:  |      |
| Prior Id # 2:  |      |
| Prior Id # 3:  |      |
| ASR Map:       |      |
| Fact Dist:     |      |
| Reval Dist:    |      |
| Year:          |      |
| LandReason:    |      |
| BldReason:     |      |
| CivilDistrict: |      |
| Ratio:         |      |

PRINT

|          |          |
|----------|----------|
| Date     | Time     |
| 12/11/20 | 04:54:25 |

LAST REV

|          |          |
|----------|----------|
| Date     | Time     |
| 11/15/19 | 14:18:48 |
| apro     |          |
| 15155    |          |

Total AC/HA: 0.00000

Total SF/SM: 0

Parcel LUC: 102

Condo

Prime NB Desc: CONDO

Total:

Spl Credit

Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - FY2021

apro

2021

***AssessPro* Patriot Properties, Inc**